



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
1 Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-60-15

Property Address: 3313 Wade Avenue

Property Owner: Unitarian Universalist Fellowship of Raleigh

Project Operator: CCC, Inc.

Nature of Case: Special Use Permit for a Special Care Facility with up to 25 enrollees on a 3.67 acre property Zoned Residential-4.



3313 Wade Avenue – Location Map

ADDITIONAL

NOTES: There are no additional notes for this plan.

PREVIOUS

VARIANCES: None

PREVIOUS

ACTIVE SPECIAL

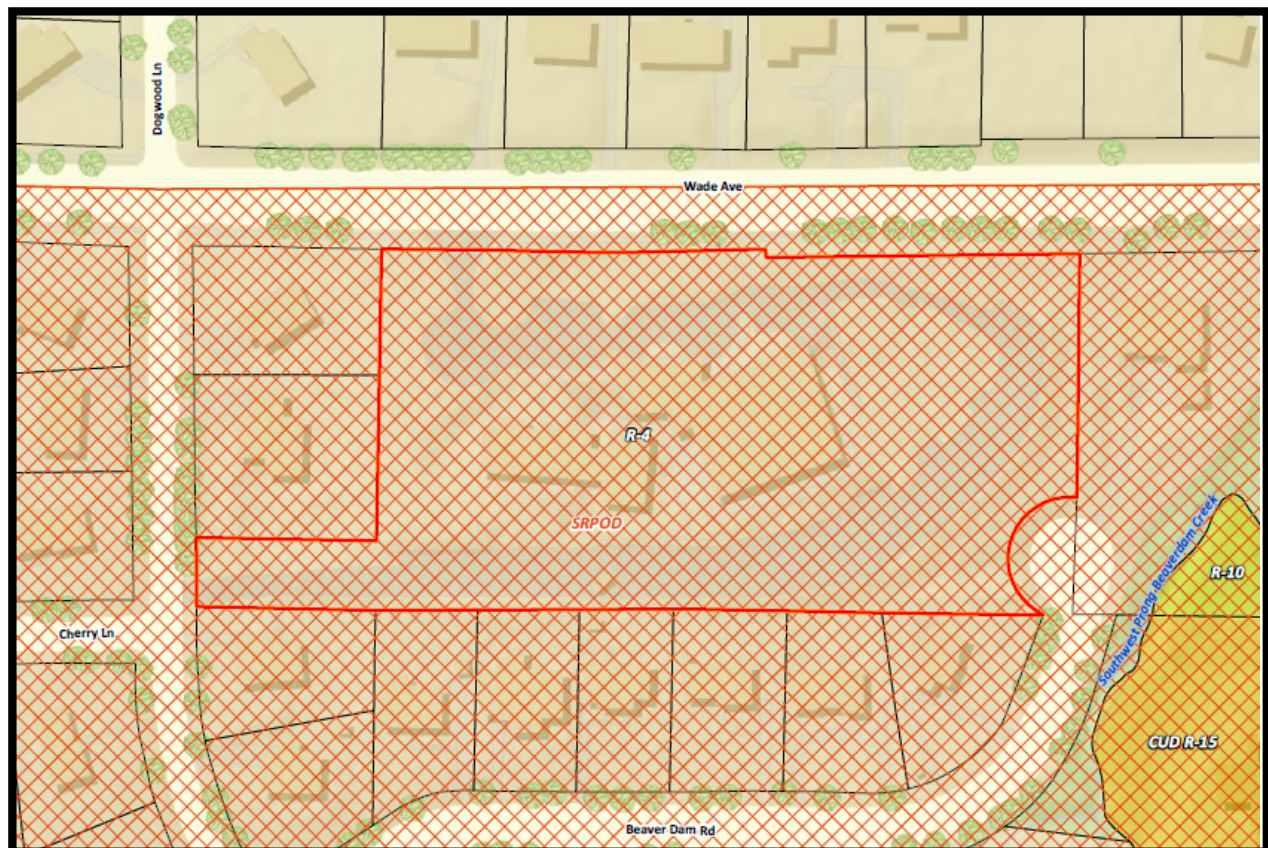
USE PERMIT CASES: A-37-15 – Daycare for up to 70 Children (approved on June 8, 2015)

To BOA: 7-13-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING

DISTRICTS: Residential-4



3313 Wade Avenue – Zoning Map

USE STANDARDS: Article 6.2.3.D Special Care Facility**1. Defined**

A facility which provides psychosocial rehabilitation, skill development activities, educational services and pre-vocational training and transitional and supported employment services to individuals with severe and persistent mental illness. Includes a rehabilitative clinic and adult rehabilitation center.

2. Use Standards

- a. No special care facility can be located within 1,200 feet of another special care facility (determined by a straight line from property line to property line).
- b. To permit a special care facility in a Residential District, the following minimum lot areas per enrollee apply;
 - i. R-1, R—2, and R-4: 1,040 square feet;
(Staff note: Site is sized such that it could accommodate 153 enrollees based on acreage.)
 - ii. R-6: 640 square feet; and
 - iii. R-10: 240 square feet.
- c. In a Residential District, 1 unlit announcement sign not to exceed 2 square feet in area and 3½ feet in height permitted.
- d. Only 1 vehicle used in connection with the special care facility may be parked or stored on the premises or residential street.

Applicant testimony to be provided during the meeting.



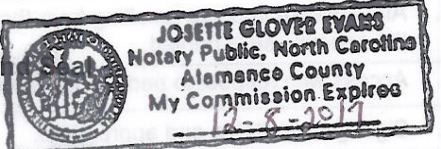
Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Special Use Permit Application

A-60-15

	OFFICE USE ONLY
Nature of request (Submit addendum on separate sheet, if more space is needed.) <i>To provide day activity services to school age children who have special needs. Program operates during hours school are closed. No operation on weekends and specific holidays. Closed during by 6:00pm</i>	Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number. <i>A45-14 (alternate location)</i> <i>A-37-15 (Current Location)</i>	

GENERAL INFORMATION			
Property Address <i>3313 Wade Ave. Raleigh nc</i>		Date <i>6/8/15</i>	
Property PIN <i>0794469422</i>	Current Zoning		
Nearest Intersection <i>Wade + Faircloth</i>	Property size (in acres) <i>3.67</i>		
Property Owner <i>Unitarian Universalist Fellowship of Raleigh</i>	Phone <i>919-781-7635</i>	Fax <i>NA</i>	
	Email		
Project Contact Person <i>Angie Steele</i>	Phone	Fax	
	Email <i>manager@uufc.org</i>		
Property Owner Signature <i>angelt Steele</i>	Email		
Notary	Notary Signature and Seal		
Sworn and subscribed before me this <u><i>11</i></u> day of <u><i>June</i></u> , 20 <u><i>15</i></u>	 <i>Joette Glover Evans</i>		

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Pre-Application Conference

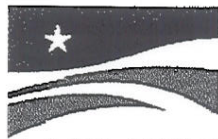
This form must be provided at the time of formal submittal.

Process Type	
<input type="checkbox"/>	Board of Adjustment (Contact: <u>Eric Hodge</u>) 919-996-2639/eric.hodge@raleighnc.gov
<input type="checkbox"/>	Comprehensive Plan Amendment (Contact: <u>Dan Becker</u>)
<input type="checkbox"/>	Rezoning (Contact: <u>DeShele Sumpter</u>)
<input type="checkbox"/>	Site Review* (Contact: <u>Stacy Barbour</u>)
<input type="checkbox"/>	Subdivision (Contact: <u>Christine Darges</u>)
<input type="checkbox"/>	Subdivision (Exempt) (Contact: <u>Peggy Goodson</u>)
<input type="checkbox"/>	Text Change (Contact: <u>Travis Crane</u>)

* Optional conference

GENERAL INFORMATION
Date Submitted
Applicant(s) Name
Phone
Email
Property PIN #
Site Address / Location
Current Zoning
Additional Information (if needed)

FOR OFFICE USE ONLY
Transaction #
Date of Pre-Application Conference
Staff Signature

[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)

Real Estate ID 0072098 PIN # 0794469422

**WAKE
COUNTY**
NORTH CAROLINA

 Location Address
3313 WADE AVE

 Property Description
LOWADE AVENUE
[Account
Search](#)
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

Property Owner UNITARIAN-UNIVERSALIST FELLOWSHIP Use the Deeds tab above to view any additional owners		Owner's Mailing Address PO BOX 5741 RALEIGH NC 27650-5741	Property Location Address 3313 WADE AVE RALEIGH NC 27607-4123
Administrative Data Old Map # 493-00000-0132 Map/Scale 0794 10 VCS NCRA001 City RALEIGH Fire District Township RALEIGH Land Class EXEMPT ETJ RA Spec Dist(s) Zoning R-4 History ID 1 History ID 2 Acreage 3.67 Permit Date 9/30/2003 Permit # 0000028832		Transfer Information Deed Date 1/1/1967 Book & Page 01748 0205 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 0 Recycle Units 0 Apt/SC Sqft Heated Area 25,664	Assessed Value Land Value \$1,651,500 Assessed Bldg. Value \$3,922,188 Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$5,573,688 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

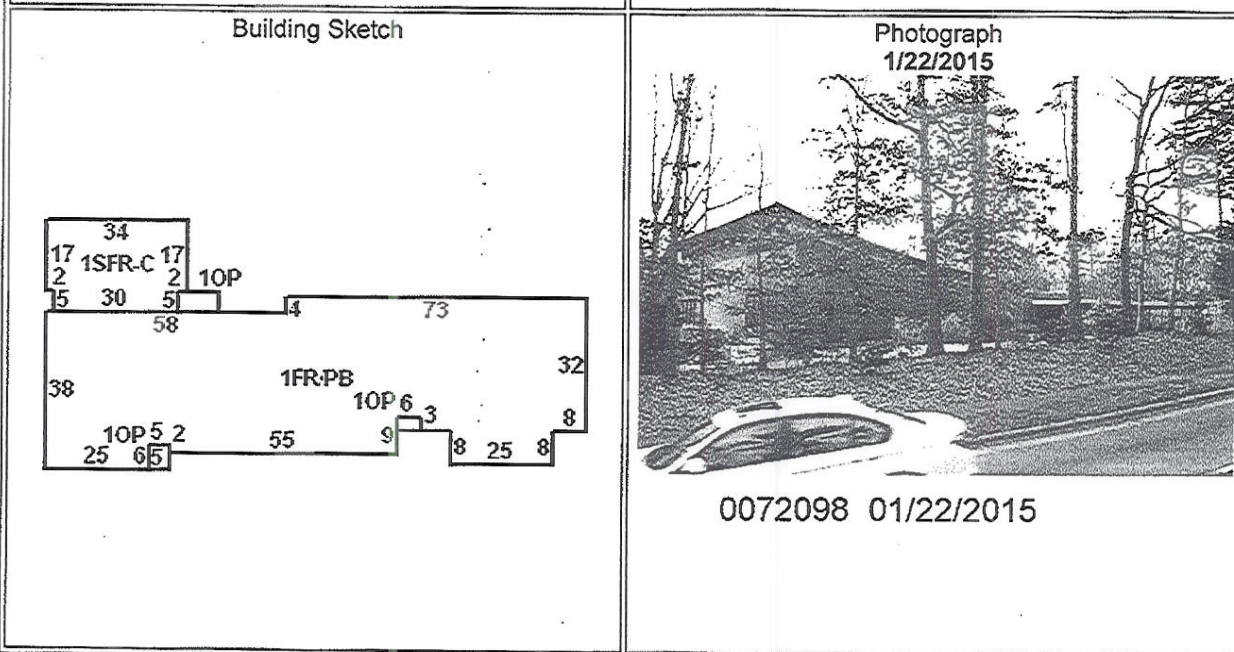
PIN # 0794469422

Property Description
LOWADE AVENUE

Account
Search

Account	Buildings	Land	Deeds	Notes	Sales	Photos	Tax Bill	Map
---------	-----------	------	-------	-------	-------	--------	----------	-----

Building Location Address 3313 WADE AVE		Building Description UNITARIAN UNIVERSALIST FELLOWSHIP PEACE		Select Card 1 <input type="button" value="GO"/>		Card 01 Of 03 Card 2>	
Bldg Type 66 Church Units Heated Area 6,323 Story Height 1 Story Style Conventional Basement 18% Partial Bas Exterior Frame Const Type Wood Joist Heating Central Air Cond Central Plumbing Adequate		Year Blt 1980 Eff Year 1981 Addns 1987 Remod Int. Adjust. BSMT-Fully Finished Other Features		Base Bldg Value \$826,300 Grade 25.59 110% Cond % B 64% Market Adj. Market Adj. Accrued % 64% Incomplete Code Card 01 Value \$645,485 All Other Cards \$3,276,703 Land Value Assessed \$1,651,500 Total Value Assessed \$5,573,688			

[illegible]

Real Estate ID 0072098

PIN # 0794469422

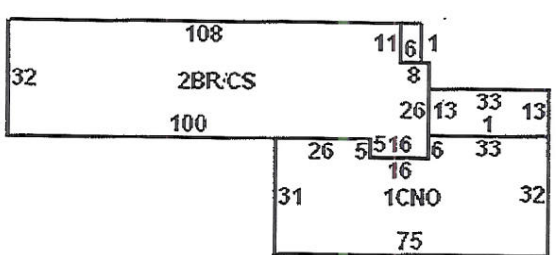

Location Address
3313 WADE AVEProperty Description
LOWADE AVENUEAccount
Search[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

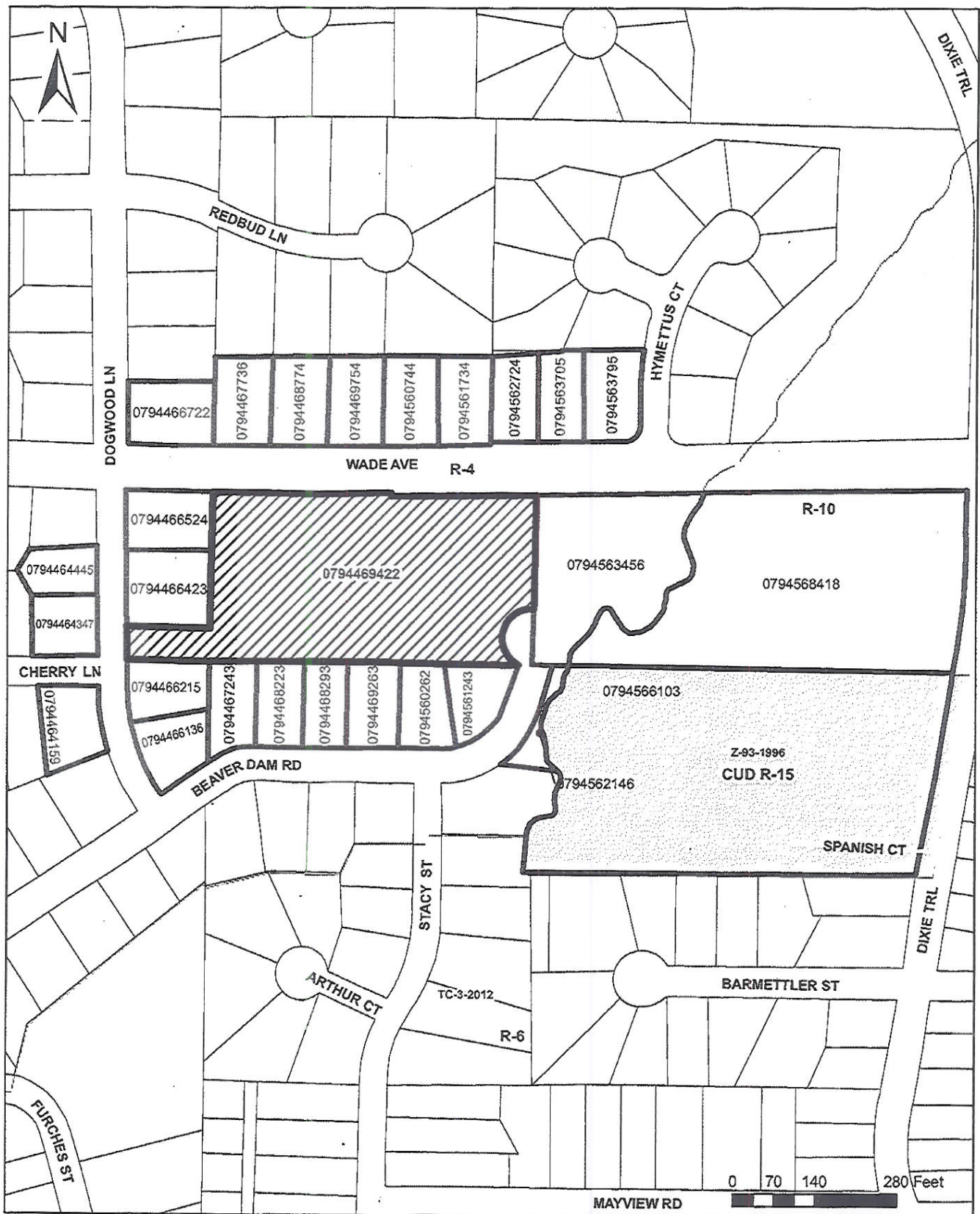
Building Location Address 3313 WADE AVE		Building Description UNITARIAN UNIVERSALIST FELLOWSHIP HALL		Select Card 1 <input type="button" value="GO"/> Card 02 Of 03 <Card 1 Card 3>	
Bldg Type 66 Church Units Heated Area 11,867 Story Height 2 Story Style Conventional Basement Crawl Space Exterior Brick Const Type Exposed Steel Heating Central Air Cond Central Plumbing Adequate		Year Blt 1991 Eff Year 2000 Addns 2004 Remod 2004 Int. Adjust. Other Features		Base Bldg Value \$1,690,934 Grade 25.59 110% Cond % B 94% Market Adj. Market Adj. Accrued % 94% Incomplete Code Card 02 Value \$1,749,426 All Other Cards \$2,172,762 Land Value Assessed \$1,651,500 Total Value Assessed \$5,573,688	
Main and Addition Summary				Other Improvements	
Story	Type	Code	Area	Inc	Units
M	2	BR/CS	5908		
A	1	BPM	51		5X20
B	1	CD 3	3704		SF SHED
C		#			0100 1991 100
D					ADJ
E					
F					
G					
H					
Building Sketch 				Photograph 1/22/2015 0072098 01/22/2015	

Real Estate ID 0072098

PIN # 0794469422

Location Address
3313 WADE AVEProperty Description
LOWADE AVENUEAccount
Search[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 3313 WADE AVE		Building Description		Select Card 1 <input type="button" value="GO"/>	Card 03 Of 03 <Card 2
Bldg Type Units Heated Area Story Height Style Basement Exterior Const Type Heating Air Cond Plumbing	66 Church 7,474 2 Story Townhouse Crawl Space Brick Exposed Steel Central Central Adequate	Year Blt Addns Int. Adjust. Other Features	2004 Remod 1 Passenger Ele	Base Bldg Value Grade Cond % Market Adj. Market Adj. Accrued % Incomplete Code Card 03 Value All Other Cards Land Value Assessed Total Value Assessed	\$1,186,696 25.71 130% B 99% 99% \$1,527,277 \$2,394,911 \$1,651,500 \$5,573,688
Main and Addition Summary			Other Improvements		
Story	Type	Code	Area	Inc	Units DesItem Code Year % Inc Value
M	2	BR/CS	3704		
A	1	BPM	66		
B	1	0466	429		
C	1	CNO	2278		
D					
E					
F					
G					
H					
Building Sketch				Photograph 1/22/2015	
					
				0072098 01/22/2015	



3313 Wade Avenue



Adjacent Property Owners

0794469422
UNITARIAN-UNIVERSALIST FELLOWSHIP
PO BOX 5741
RALEIGH NC 27650-5741

0794464159
CLANTON, CHARLES W
909 DOGWOOD LN
RALEIGH NC 27607-4041

0794464347
GUPTON, REBECCA S
813 OAKLAND AVE
ROCKY MOUNT NC 27804-4118

0794464445
STRESEMANN, DOUGLAS REUBEN
STRESEMANN, CAROLINE CO...
1005 DOGWOOD LN
RALEIGH NC 27607-4043

0794466136
DOYLE, JOHN A JR DOYLE, JENNY D
2801 KITTRELL DR
RALEIGH NC 27608-1521

0794466215
FULP, CARL DOUGLAS FULP, JUDITH K
3308 NEW GREENSBORO RD
WINSTON SALEM NC 27101-6216

0794466423
RIVA-PALACIO, NANCY F
1004 DOGWOOD LN
RALEIGH NC 27607-4044

0794466524
CARMELO, DEBORAH RILEY
PO BOX 71
ROSE HILL NC 28458-0071

0794466722
LOWE, SALLY MOSELEY
1100 DOGWOOD LN
RALEIGH NC 27607-6816

0794467243
CRISSMAN, MARIE K
807 BEAVER DAM RD
RALEIGH NC 27607-4007

0794467736
KENNEDY, LEE ANN
3316 WADE AVE
RALEIGH NC 27607-4124

0794468223
KLOS, ANTHONY KLOS, DONNA SEESE
811 BEAVER DAM RD
RALEIGH NC 27607-4007

0794468293
FOGLIA, ANDREW J FOGLIA, KATHLEEN
815 BEAVER DAM RD
RALEIGH NC 27607-4007

0794468774
SINCLAIR, NEILL B JR
3312 WADE AVE
RALEIGH NC 27607-4124

0794469263
BULLA, BRIAN REID KLINE, CAROL
SUZANNE
819 BEAVER DAM RD
RALEIGH NC 27607-4007

0794469754
LYLES, BETTY J
3308 WADE AVE
RALEIGH NC 27607-4124

0794560262
GUTHRIE, CAROLINE BUTTON
823 BEAVER DAM RD
RALEIGH NC 27607-4007

0794560744
MORROW, SARAH T
3304 WADE AVE
RALEIGH NC 27607-4124

0794561243
ROBERTS, MICHAEL MCGREGOR,
MICHELLE
905 BEAVER DAM RD
RALEIGH NC 27607-4109

0794561734
SMITH, ROBERT H
3300 WADE AVE
RALEIGH NC 27607-4124

0794562146
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

0794562724
ANDREWS, MARY GRAHAM RAY, DANIEL A
3205 BRANTFORD PL
RALEIGH NC 27607-4178

0794563456
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

0794563705
ANDREWS, MARY GRAHAM RAY, DANIEL A
3205 BRANTFORD PL
RALEIGH NC 27607-4178

0794563795
SIGMON, MARTHA ANNE MARSH
1101 HYMETTUS CT
RALEIGH NC 27607-4101

0794566103
SPANISH TRACE ASSOCIATES LLC
3020 SPANISH CT
RALEIGH NC 27607-4179

0794566418
MORNINGSIDE OF RALEIGH LLC
PROPERTY TAX COUNSELORS
PO BOX 3075
MCKINNEY TX 75070-8182